

Village house with small garden, 4 bedrooms, terrace and veranda



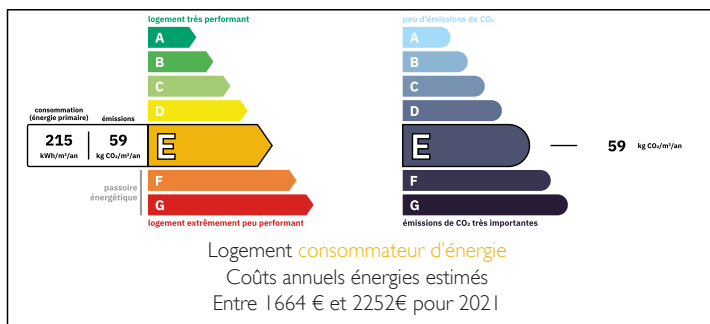
INFORMATION

Town:	Colombières-sur-Orb
Department:	Hérault
Bed:	4
Bath:	1
Floor:	90 m ²
Plot Size:	166 m ²

IN BRIEF

Authentic and charming village house with garden and terrace, located in the beautiful village of Colombières sur Orb, famous for its gorges, waterfalls, walks and the richness of nature. This house is sure to delight lovers of our region. Its 90 m² of living space is divided as follows 4 bedrooms, a small kitchen, a dining room, a lounge and a small shower room. Ideal for spending time with family or friends. Close to hiking trails.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

On arrival, you'll be seduced by the authentic charm of the place. An iron gate opens into the garden, from which steps lead up to a lovely terrace with stunning views, perfect for al fresco dining. The veranda adds an extra room to the house, which is very pleasant in winter. On entering the house, there is a dining room with an inset fireplace, followed by a little kitchen with cupboards, a sitting room to the left and a spacious bedroom. Upstairs there are 3 bedrooms, a separate toilet and a small shower room. Three cellar completes the property.

Technical Features:

Timber joinery: single glazed except for the ground floor bedroom (double glazed). Wooden shutters

Heating: Oil central heating / fireplace with insert / reversible air conditioning.

Drainage: mains drainage

Roof: Maintained

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 422 EUR

Taxe habitation: EUR

NOTES